

T0207 286 8363 Esales@threeh.co.uk

Two Adjoining Commercial Units In NW10 2187 sq ft (203 m²) & 3284 sq ft (305 m²)

At Very Competitive Rents

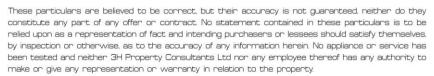


Chandelier Building 2-12 Scrubs Lane London NW10 6RB

Location: Close to the junction of Scrubs Lane with the Harrow Road approximately 3/5^{ths} of a mile from Kensal Green Underground Station. Road links are excellent via the A40 Westway.

Located within this well known refurbished commercial building, the accommodation is situated on the 3rd Floor









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Accommodation:

Two commercial units available to let. Either together or separately. The accommodation is adjoining and occupies most of the 3rd floor of the building. Unit 3.1 is currently used as a storage and packing facility and unit 3.2 as a showroom/offices with some private offices and its own wc facilities. Approximate Gross areas:

> 203 M² **Unit 3.1** 8.13 x 25.00 2,187 sq ft

> **Unit 3.2** 19.13 x 15.95 2,130 sa ft 305 M²

Amenities: LED Lighting

> 3.0m Ceiling Height Concrete Floors Kitchen Facilities Gas Heating Alarm & CCTV

2 Passenger Lifts Plus Goods Lift

Lease/Leases: Both leases expire 30th November 2023 without review

Rent: **Unit 3.1** £29,224.80 p.a. plus vat. rising to £33,501

plus vat on 1/12/2022. Service charges included.

Unit 3.2 £35,670.00 p.a.plus vat. rising to £49,068

plus vat on 1/12/2022. Service charges included.

Legal costs: Each party to bear their own professional costs.

Rates: **Unit 3.1** £18,962 p.a payable

> **Unit 3.2** £20,583 p.a.payable

> > P.T.O.







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